

TOWN OF GLOCESTER

PLANNING BOARD

AGENDA

MARCH 3, 2008

7:00 pm

This meeting will be held at the GLOCESTER Town Hall, Council Chambers, 1145 Putnam Pike, Chepachet, R.I., beginning at 7:00 p.m.

***NOTICE: No new agenda items will be taken up after 9:00 p.m. Any outstanding agenda items not reached prior to 9:00 p.m. will be continued to another date.**

Facilities are accessible to people with disabilities. If you are in need of interpreter services for the hearing impaired, please contact the Town Planner's Office at (401) 568-6206, Extension 2, or TDD (401) 568-1422, not less than 72 hours in advance of the hearing date.

I. Call to Order

II. Roll Call

III. Review Agenda

IV. Public Hearing

1. David Costa, AP 12, Lot 119, property located at 196 Stone Dam Road. Application for Minor Subdivision, Preliminary Plan submission. Application material previously submitted.

(Public Hearing notice encl.)

V. Advisory Opinion to the Town Council

1. Community Development Block Grant Application

Review and certification of proposed activities to determine compliance with the Gloucester Comprehensive Community Plan. (2/27/08 memo to Ray Goff from Elinor Tetreault, copy encl.)

VI. Advisory Opinions to the Zoning Board of Review

1. Joseph Voccola Jr. et ux Delores M., owners and applicants, property located at 47 Hazelwood Road, further described as Assessor's Plat 18, Lot 172A, in an A-4 zone. Owners seek to modify conditions of a Special-Use Permit granted on December 28, 2006, in accordance with Chapter 350, Article II, § 350-11, Table of Use Regulations, Section 13, subsection 2. Owners seek modification of the previous approval to relocate the proposed four (4) car and two (2) car garages. (Continued from 1/7/08) (Application material previously submitted)

2. Bonnie L. Clark, Trustee, applicant and owner, property located at 519C Putnam Pike, further described as Assessor's Plat 17, Lot 12, in an A-4 zone. Owner seeks a Special-Use Permit in accordance with Chapter 350, Article II, § 350-11, Table of Use Regulations, Section 1, Agricultural Uses, subsection 7.a., for a building or structure to be used for the display and sale of the products produced by the uses allowed herein on said land AND a Variance from Chapter 350, Article II, § 350-11, Table of Use Regulations, Section 8, Retail Business, subsection 1.a., for the sale of field crops and forest products not grown on the premises, as well as other seasonal items. (Application

material encl.)

3. Wilfred H. Hamel et ux Arlene R., applicants and owners, property located at 54 Burgate Street, further described as Recorded Plat Waterman Lake, Lot 402, in an A-3 zone. Owners seek a Variance from Chapter 350, Article VIII, Nonconforming Uses, § 350-65. Substandard lots of record, subsection B. Owners seek approval of a three (3) foot side setback and a four (4) foot rear setback for an existing screen house, rather than the 10 foot side yard and 10 foot rear yard setback requirements on a substandard lot of record. (Application material encl.)

4. Lakeside Motel, applicant, and Roy A. LaCroix et ux Nancy E., owner, property located at 66 Putnam Pike, further described as Assessor's Plat 19, Lot 49, in an A-3 zone. Applicant and Owners seek a Special-Use Permit in accordance with Chapter 350, Article II, Table of Use Regulations, Section 2, subsection 7, for a motel AND a Variance from Chapter 350, Article VII, Special Regulations, § 350-51, Motels, for relief from the seven (7) acre minimum lot size. (Application material encl.)

VII. New Subdivisions

1. Carlos Mendes, applicant, Carlos Mendes, Paul & Susan Rivard, owners, AP 5. Lot 103, property located at Old Snake Hill Road. Preliminary Major Subdivision, Phase II-B, "Beaver Dam Subdivision. Set Bond (Revised plans (dated 2/8/08 Engineering Comments) and

(2) proposals for road construction encl.)

VIII. Technical Review Committee Reports

1. White Oak Estates, LLC, AP 18, Lots 71, 72, & 328 and Recorded Plat SHT, Lot 11, property located at Snake Hill Road. Administration Subdivision application (2/21/08 TRC encl.)

2. White Oak Estates LLC, AP 18, Lot 328, property located off Snake Hill Road. Acceptance

of Appleton Lane and Blossom Circle. (2/12/08 TRC report encl., 2/14/08 memo re: road acceptance, copy encl.)

IX. Informal (Subdivision Pre-Application)

X. Other Business

1. Proposed Municipal Subsidy Ordinance (Draft 1)

- Review, Discussion and Recommendation to Town Council

2. Comprehensive Community Plan - 5 Year Update

- Review, Discussion and Recommendation to Town Council

XI. Approval of Minutes

December 3, 2007 copy encl., December 17, 2007 Workshop, January 7, 2008, January 22, 2008, February 4, 2008, February 9, 2008 Site Visit, February 11, 2008 copy encl.

XII. Town Planner Report

XIII. Open Forum

XIV. Schedule Planning Board Workshop
Schedule March Workshop

XV. Correspondence

XVI. Adjournment

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